

WISMA ACADEMY



No. 4A, Jalan 19/1, 46300 Petaling Jaya, Selangor

PROPERTY INFORMATION



Euromoney Real Estate Survey 2016:
Ranked #1 in Malaysia, Investment Managers category

April 2025

ABOUT **AXIS REIT**



Mission of the Fund

To provide consistent distributions to Unitholders through growing the property portfolio, displaying the highest level of corporate governance, excellent capital management, effective risk management and preserving capital values.

Background

Axis-REIT was the first Real Estate Investment Trust ("REIT") to list on Bursa Malaysia Securities Berhad on 3 August 2005.

The Portfolio

Axis-REIT owns a diversified portfolio of properties, located within Klang Valley, Johor, Kedah and Penang, comprising:

- ✓ Offices
- ✓ Office / Industrial Buildings
- ✓ Warehouse / Logistics
- ✓ Manufacturing Facilities
- ✓ Hypermarkets

Shariah Compliance

With effect from 11th December 2008, Axis-REIT became the world's first Islamic Office / Industrial REIT. This reclassification means that property uses and types of tenants need to comply to Shariah principles. For a detailed description of Shariah Compliance please contact us or log in to our website.

Axis REIT Managers Berhad

Axis REIT Managers Berhad is the Manager of Axis-REIT. Our hands on management team consist of qualified professionals from the real estate profession, including valuers, engineers, chargeman and competent building management personnel.

We understand the requirements of our tenants and see ourselves as 'business partners' with our tenants. Tenants are able to contact the management team for service via our "Hello Axis" app.

Own
+
Manage
+
Maintain
+
Enhance

For more info : www.axis-reit.com.my

WISMA ACADEMY



LOCATION

No. 4A, Jalan 19/1, 46300 Petaling Jaya, Selangor



ACCESSIBILITY

- CAR** : Excellent accessibility from Kuala Lumpur City Centre and from Subang Jaya and Shah Alam via the Federal Highway, or alternatively Lebuhraya Damansara-Puchong and Lebuhraya SPRINT.
- BUS** : Walking distance to Putra LRT shuttle bus service station.
- TRAIN** : 5 minutes drive to Taman Paramount Putra LRT Station.

AMENITIES

- F&B FACILITIES** : 1 min walk to food stalls along Jalan 19/1. Walking distance 3 Two Square (which accommodates a number of F&B outlets). Additionally, ample F&B outlets and food stalls in the vicinity and neighborhood of SS2, Seapark, Section 14 and Section 17.

WISMA ACADEMY



PROPERTY DETAILS

GENERAL INFO

USE

Office
Warehouse
Showroom

TITLE

Industrial

LANDLORD

RHB Trustees Berhad (as
Trustee for Axis Real
Estate Investment Trust)

NET LETTABLE AREA

Total : 236,074 sq. ft.

NO. OF STOREYS

6 storeys with
a 2-level basement car
park

PROMINENT TENANTS

Ban Leong Technologies
Sdn Bhd

CompAsia Sdn Bhd

Dataprep (Malaysia) Sdn
Bhd

Ingram Micro Malaysia Sdn
Bhd

MANAGEMENT

Axis REIT Managers
Berhad

CAR PARK

TOTAL BAYS

407 car park bays



ALLOCATION

1  to every **1,000** sf.



OTHERS

Surau

Lower Ground

Signage

The building provides excellent signage options.
Possible for own corporate signage, subject to qualification and
negotiation.

WISMA ACADEMY



PROPERTY DETAILS

M&E FACILITIES AND SERVICES

PASSENGER LIFTS



2 units (24 persons,
1,635 kg capacity per
unit)

CARGO LIFTS



3 units (2,500 kg
capacity per unit)

LOADING AREA

Available (Lower Ground)



ELECTRICAL/POWER



3 Phase, 1,600 amps

AIR-CONDITIONING TYPE



Air-cooled packaged units
provided for the office spaces.

FIRE PROTECTION



Fire Fighting System includes
sprinkler system, smoke
detectors, fire hose reels,
portable fire extinguishers,
break glass fire alarm and fire
rated doors.

SECURITY SERVICES



24-hour surveillance with
CCTV system.

TELCO PROVIDERS



TM, Digi, Time

WISMA ACADEMY



BUILDING PHOTOS



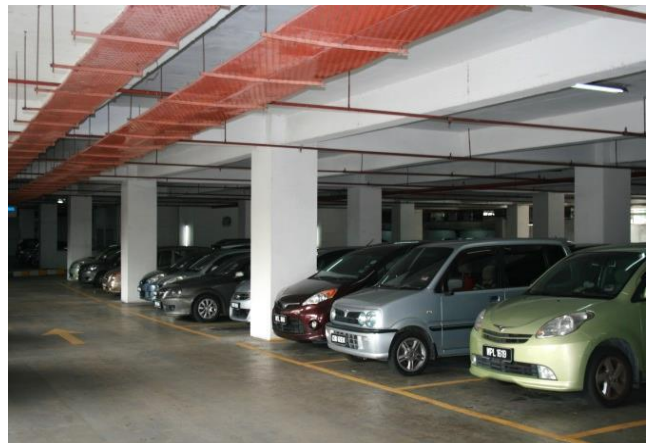
Passenger Lift Lobby



Loading/ Unloading Bay Docks



Security Guard House



Car Park

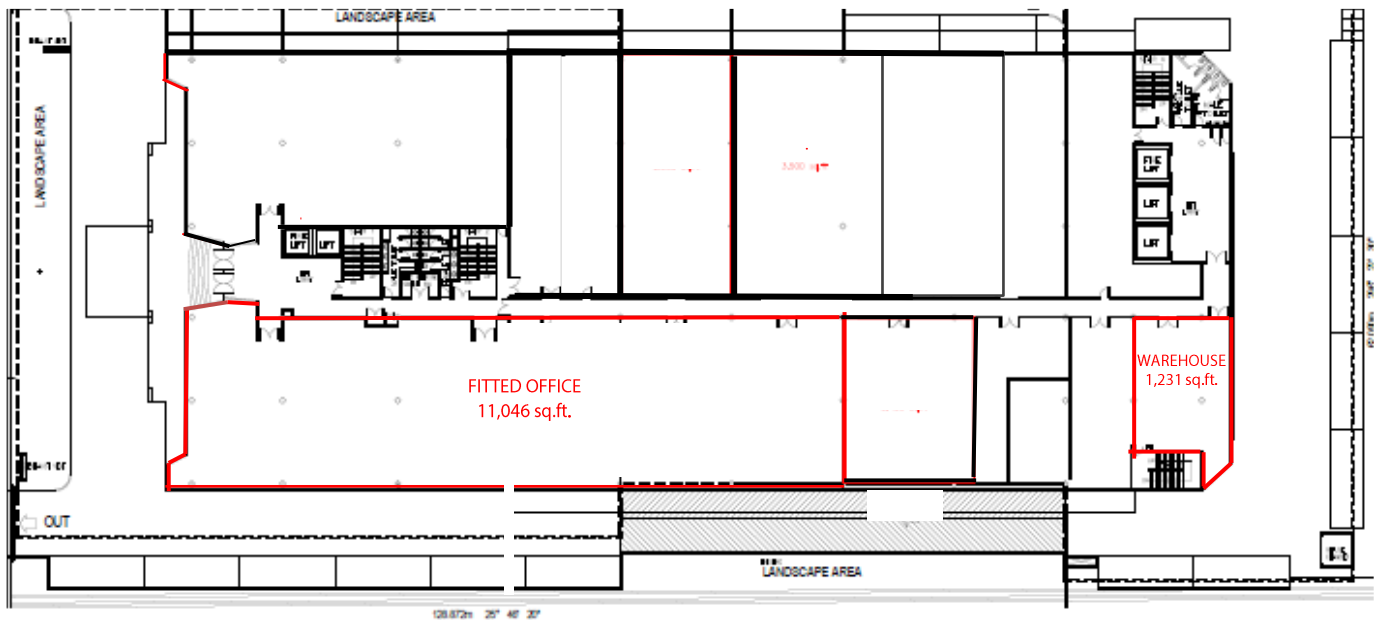
WISMA ACADEMY



FLOOR PLANS

GROUND FLOOR OFFICE

Floor	Area	Floor to slab	Floor Loading	Use
Ground Floor	11,046 sq. ft. 1,231 sq. ft.	14 feet 14 feet	50 lbs per sq. ft. 150 lbs per sq. ft.	Fitted Office Warehouse



GROUND FLOOR (WISMA ACADEMY)

SCALE 1 : 250

WISMA ACADEMY

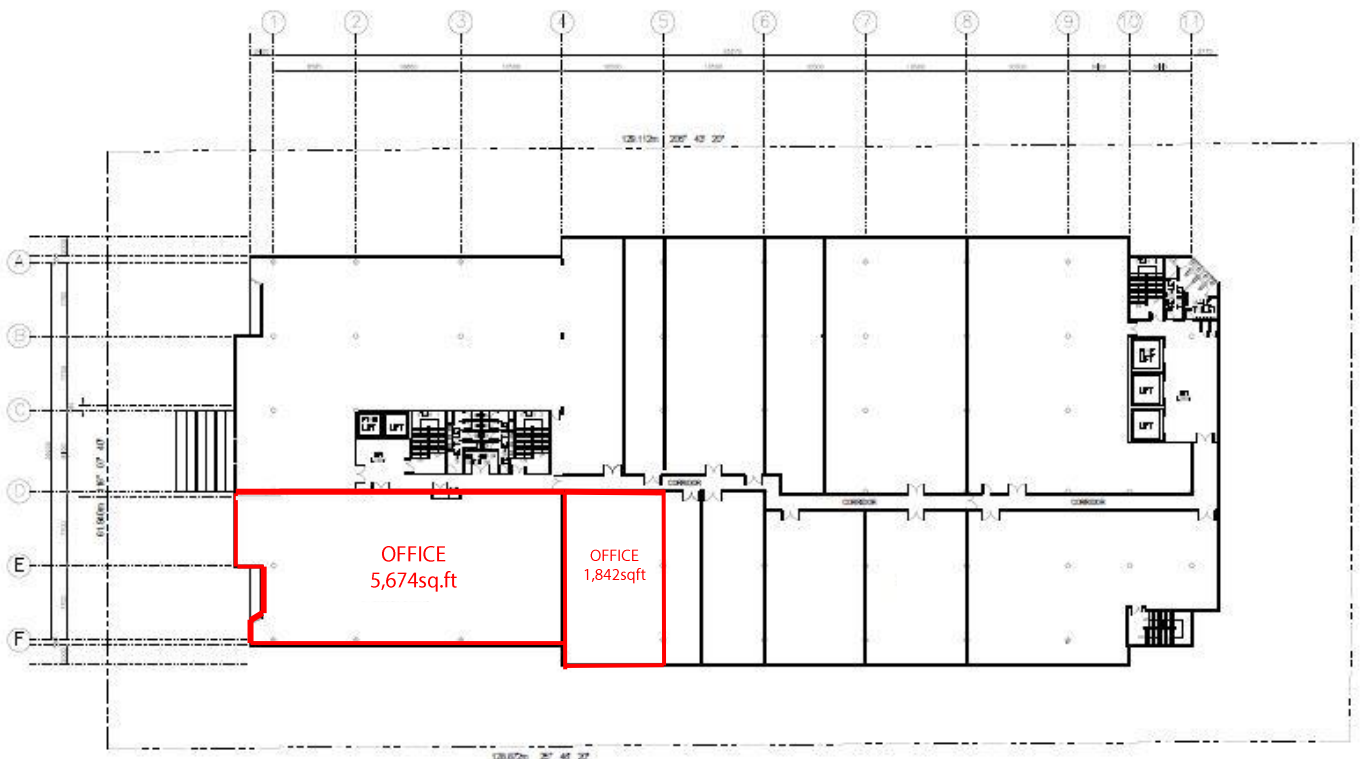


FLOOR PLANS

1ST FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
1st Floor	5,674 sq. ft. 1,842 sq. ft.	12 feet 12 feet	50 lbs per sq. ft. 50 lbs per sq. ft.	Office Office



1ST FLOOR (WISMA ACADEMY)
SCALE 1 : 250

WISMA ACADEMY

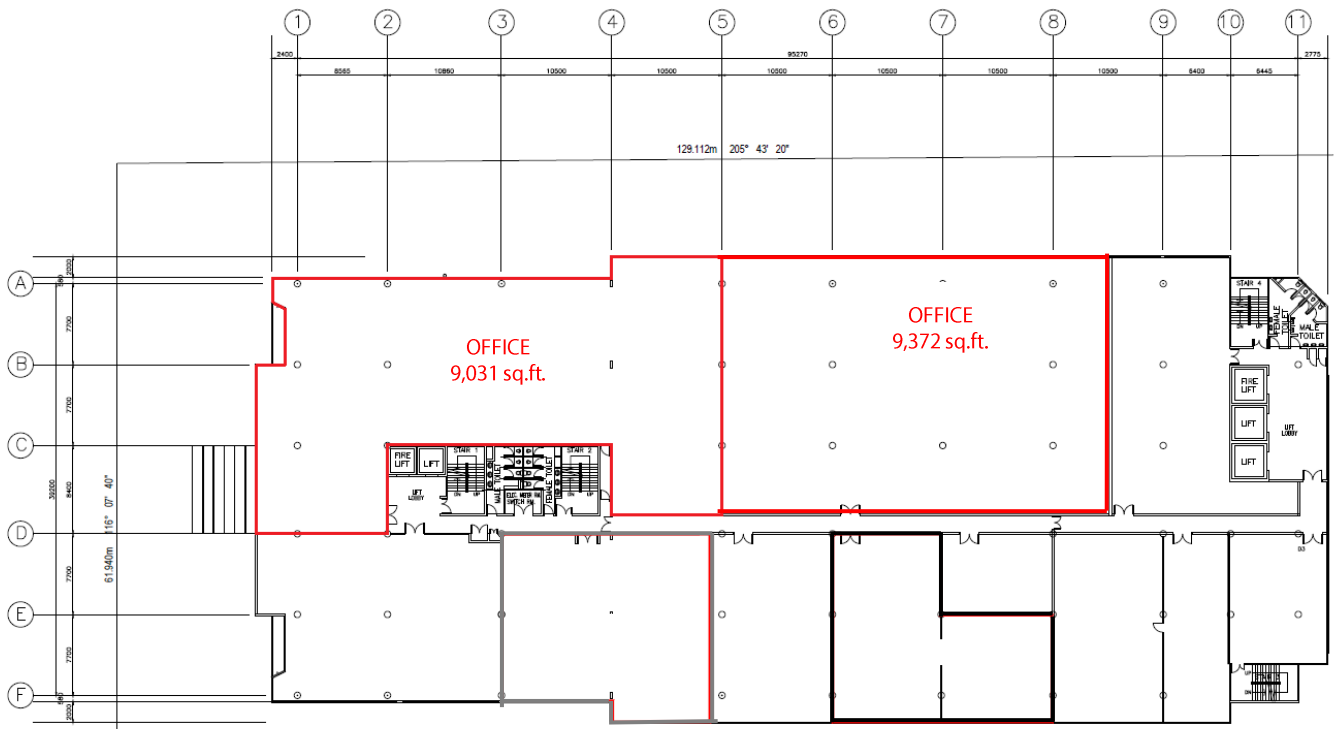


FLOOR PLANS

3RD FLOOR OFFICE



Floor	Area	Floor to slab	Floor Loading	Use
3rd Floor	9,031 sq. ft. 9,372 sq. ft.	12 feet 12 feet	50 lbs per sq. ft. 50 lbs per sq. ft.	Office Office



3RD FLOOR (WISMA ACADEMY)
SCALE 1 : 250

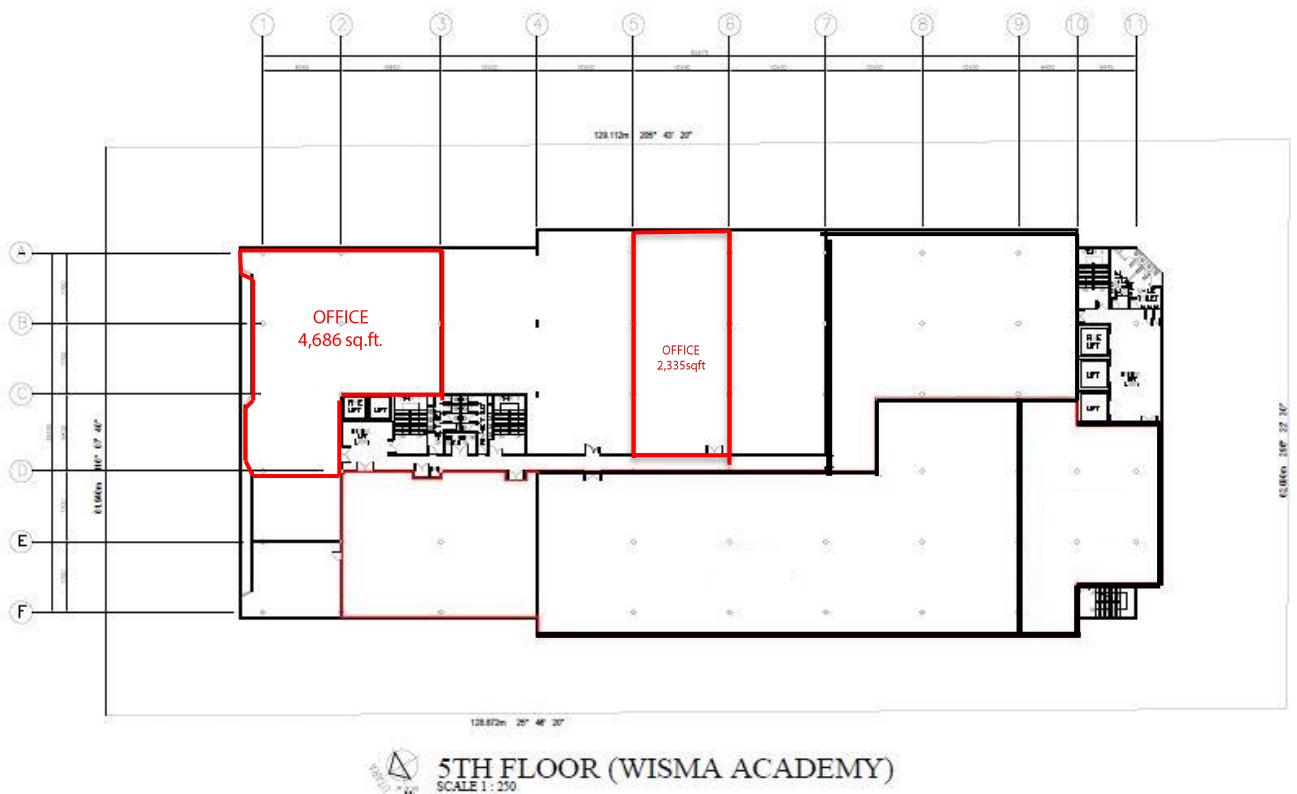
WISMA ACADEMY



FLOOR PLANS

5TH FLOOR OFFICE

Floor	Area	Floor to slab	Floor Loading	Use
5 th Floor	4,686 sq. ft. 2,335 sq. ft.	12 feet 12 feet	50 lbs per sq. ft. 50 lbs per sq. ft.	Office Office



WHY CHOOSE AXIS?

- ✓ Malaysia's leading Real Estate Investment Trust with over 15,000,000 sq. ft. in space under management. A strong focus on owning grade A logistics assets.
- ✓ Office and warehouse space provider for FUJIFILM Business Innovation, Konica Minolta, DHL, Schenker, LF Logistics, Hitachi eBworx, Nestle, Fonterra, Emerson, Upeca Aerotech and other MNCs.
- ✓ Interest to establish long term business relationships with tenants.
- ✓ Able to provide a customized facility that offers flexibility and functionality.
- ✓ Professionally managed by Axis REIT Managers Berhad with a dedicated team of facility managers to oversee each property.
- ✓ Setting standards as a world class asset management company.
- ✓ Leveraging on technology & sustainability.
- ✓ A growing portfolio of commercial/ industrial and warehouse facilities to choose from for expansion/ relocation exercises.

Malaysia's First and Largest Islamic Business Space
and Industrial REIT

For Leasing enquiries, please contact:

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Head of Real Estate

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Axis REIT Managers Berhad (649450-W)

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Selangor Darul Ehsan, Malaysia.



Privacy Notice & Anti Bribery and Anti Corruption Policy

Privacy Note:

Personal data provided by you is required for purpose(s) relating to tenancy/lease with Axis Real Estate Investment Trust ("Purpose"). We only collect personal data that is necessary to perform our functions relating to the Purpose and/or all the dealings that we may have with you. It is obligatory that you supply us your personal data where required so that we may be able to satisfy the Purpose. If you do not provide us the personal data or consent to certain use of your personal data, we may not be able to carry out the Purpose. Any personal data provided may also be disclosed to relevant parties which we may engage/have dealings with, to perform the Purpose; and/or to the governmental or relevant authorities for regulatory oversight and compliance with the law. By providing us the personal data, you hereby consent to the processing of the personal data as described above. You may, from time to time, make any inquiries or complaints or request access or correction of the personal data or limit the processing of the personal data by calling (603-7958 4882) or emailing to our Head of Real Estate (jackie@axis-reit.com.my). By providing your personal data, you are deemed to have read and understood our Privacy Notice on the website: www.axis-reit.com.my.

ANTI-BRIBERY AND ANTI-CORRUPTION POLICY:

The Malaysian Anti-Corruption Commission (Amendment) Bill 2018 that was first tabled in the Malaysian Parliament on 26 March 2018 had been passed and gazetted on 4 May 2018 as the Malaysian Anti-Corruption Commission (Amendment) Act 2018. One of the key amendments is the insertion of Section 17A into the Malaysian Anti-Corruption Commission Act 2009, which generally imposes a new corporate liability on commercial organisations for their failure to prevent corruption. The said corporate liability provisions had taken effect on 1 June 2020.

We have adopted a zero-tolerance policy against all forms of bribery and corruption. We are committed to acting professionally, fairly and with integrity in all our business dealings and relationships and will constantly uphold all laws relating to anti-bribery and corruption and we are guided by our Anti-Bribery and Anti-Corruption Policy issued on 20 May 2020. This Policy applies to you as our tenant.

This Policy serves as a guideline in recognising and dealing with bribery and corrupt practices that may arise in the course of our daily business and operations, in furtherance of our Company's commitment to lawful and ethical behaviour at all times. As the Company is the management company of Axis-REIT, this Policy shall also apply accordingly in respect of all activities, dealings and transactions by the Company in its role for and on behalf of Axis-REIT.

This Policy should be read in conjunction with the Company's Code of Conduct, Whistle-blowing Policy and Supplier Code of Conduct ("Existing Policies"). This Policy and the Existing Policies are available on our corporate website at www.axis-reit.com.my.

You are deemed to have acknowledged, fully read and understood our Anti-Bribery and Anti-Corruption Policy (*made available on the corporate website stated above*) and the Declaration in the form of Appendix A of the Policy is deemed incorporated in the terms of your contractual relationship with us and/or Axis-REIT.

